

ATTACHMENT J6

NAS Atlanta Natural Gas Distribution System

Table of Contents

NAS ATLANTA NATURAL GAS DISTRIBUTION SYSTEM	I
J6 NAS ATLANTA NATURAL GAS DISTRIBUTION SYSTEM.....	1
J6.1 NAVAL AIR STATION ATLANTA OVERVIEW.....	1
J6.2 NATURAL GAS DISTRIBUTION SYSTEM DESCRIPTION	2
J6.2.1 <i>Natural Gas Distribution System Fixed Equipment Inventory</i>	2
J6.2.1.1 Description.....	3
J6.2.1.2 Inventory	3
J6.2.2 <i>Natural Gas Distribution System Non-Fixed Equipment and Specialized Tools</i>	4
J6.2.3 <i>Natural Gas Distribution System Manuals, Drawings, and Records</i>	5
J6.3 SPECIFIC SERVICE REQUIREMENTS.....	5
J6.3.1 <i>THREAT Compliance</i>	5
J6.4 CURRENT SERVICE ARRANGEMENT.....	5
J6.5 SECONDARY METERING.....	6
J6.5.1 <i>Existing Secondary Meters</i>	6
J6.5.2 <i>Required New Secondary Meters</i>	7
J6.6 MONTHLY SUBMITTALS.....	7
J6.7 ENERGY SAVING PROJECTS.....	8
J6.8 SERVICE AREA.....	9
J6.9 OFF-INSTALLATION SITES.....	9
J6.10 SPECIFIC TRANSITION REQUIREMENTS.....	9
J6.11 GOVERNMENT RECOGNIZED SYSTEM DEFICIENCIES	9

List of Tables

Fixed Inventory.....	3
Spare Parts	4
Specialized Vehicles and Tools.....	5
Manuals, Drawings, and Records.....	5
Existing Secondary Meters	6
New Secondary Meters.....	7
Service Connections and Disconnections.....	9
System Deficiencies.....	9

J6 NAS Atlanta Natural Gas Distribution System

J6.1 Naval Air Station Atlanta Overview

Naval Air Station Atlanta (NAS Atlanta) occupies 139 acres of land located in northern Georgia between the cities of Marietta and Smyrna, approximately 16 miles northwest of downtown Atlanta. Collocated with NAS Atlanta are Dobbins ARB and Air Force Plant No. 6, an aircraft manufacturing plant located north of the base, which is leased and operated by Lockheed-Martin Aeronautical Systems Corporation. Dobbins ARB and Air Force Plant No. 6 have their own property, and are not situated within the 181 acres owned by the Navy. The base lies completely within Cobb County, Georgia.

The Windy Hill Marine Corps Training Site (Windy Hill Site) is located approximately 3 miles south from the base in the town of Smyrna, GA. The approximately 27-acre site is gated and posted as U.S. Government property. The Windy Hill site is currently occupied by the 4th Low Altitude Air Defense Battalion (4th LAAD). The Windy Hill site is not included in the NAS Atlanta gas privatization initiative.

Size of the Base and Windy Hill Site:	
NAS Atlanta	139 Acres
Windy Hill Marine Corps Training Site	27 Acres
Total Acreage	166 Acres

The base owns, operates, and maintains approximately 100 buildings classified as commercial/industrial facilities, and another 10 buildings are for family housing as summarized below.

Location	Commercial/Industrial Facilities	Family Housing Units
NAS Atlanta	92	10
Windy Hill	8	0

History

The Navy Department selected Fort Gordon in late 1940 for a new Naval Reserve Aviation Base. Contractors quickly turned what used to be an infantry training center during World War I into an airfield. The new base was officially commissioned and opened for business March 22, 1941, with a primary mission of training Navy and Marine Corps aviators. The base was officially designated U.S. Naval Air Station Atlanta in January 1943.

In April 1955, Congress appropriated more than \$4 million to start building a new Naval Air Station at a more suitable location to allow longer runways. The site selected was a large military reservation jointly occupied by Dobbins Air Force Base and the Lockheed-Georgia

Company, located between Marietta and Smyrna. The new air station was completed in April 1959. The Windy Hill Site was acquired from the Air Force in October 1971.

Current Mission

NAS Atlanta trains and supports 3,846 Navy and Marine Corps Reservists assigned to more than two dozen aviation and non-aviation units. A cadre of more than 1,397 active duty military and civilian personnel provide this training and support.

Mission Statement

The mission statement of NAS Atlanta is: Provide readiness training for assigned active duty and selected reserve personnel while maintaining our full commitment to support the requirements of tenant commands and the fleet.

Educational Facilities

N/A

Future Changes

There are no new missions or planned changes identified that would significantly effect the current operations, support, personnel, or utility functions at NAS Atlanta.

Future Growth Plans

There are no new construction projects planned for the gas system at NAS Atlanta.

J6.2 Natural Gas Distribution System Description

J6.2.1 Natural Gas Distribution System Fixed Equipment Inventory

The NAS Atlanta natural gas system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation and Government ownership currently starts to the point of demarcation, defined by the Right of Way. The system may include, but is not limited to, pipelines, valves, regulators, and meters. The actual inventory of items sold will be in the bill of sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any service charge or sales price adjustments based on the accuracy of the following description and inventory.

Specifically excluded from the natural gas distribution system privatization are:

- The main meters.

J6.2.1.1 Description

Natural gas is currently supplied to Naval Air Station Atlanta by the Atlanta Gas Light Company (AGLC). AGLC mains are extended to two metering and regulator stations on the base where the pressure is regulated down to approximately 5 psi for distribution.

The primary gas metering station is located on Navy property near the intersection of Richardson Road and Georgia State Highway 3. From this station, gas is piped via a 6-inch pipe extending north on Mitscher Street then east on Halsey Avenue to Building 71. From the Central Plant, the line has been extended further east to the Hangar Building #1. A number of buildings along this run have also been added to this main. Other mains have been extended from the 6-inch Mitscher Street main to the west, paralleling Halsey Avenue and Nimitz Drive, serving many of the station's industrial and residential sites. A separate line, serving Hangar Building #5, extends from the primary metering station to the northwest, parallel to Highway 3.

A second metering station is located to the south of Hangar Building 300, alongside Halsey Avenue. The main from this station extends to the north, serving a number of facilities including buildings 300, 14, 15, and 38.

J6.2.1.2 Inventory

Table 1 provides a general listing of the major natural gas distribution system fixed assets for the NAS Atlanta natural gas system included in the sale.

TABLE 1
Fixed Inventory
Natural Gas Utility System, NAS Atlanta

Component Item	Size	Quantity	Unit of Measure	Material Type ¹	Approximate Year of Installation
Valves, Gas Cocks	1.25"	7	EA	Brass	1959
Valves, Gas Cocks	2"	11	EA	Brass	1959
	2"	11	EA	SS	1959
Valves	2.5"	1	EA	SS	1959
Valves	4"	5	EA	SS	1959
Valves	6"	1	EA	SS	1959

Piping		1.25"	845	LF	Steel	1959
Piping		2"	5,507	LF	Steel	1959
Piping		3"	288	LF	Steel	1959
Piping		4"	3,532	LF	Steel	1959
Piping		6"	3,206	LF	Steel	1959
Pressure Regulators		1.25"	7	EA		1959
		2"	11	EA		1959
Gas Meters		1.25"	1	EA		1979
		2"	1	EA		1959
Legend: EA – Each LF – Linear Feet SS- Semi-Steel			Notes: 1. Drawings furnished by Naval Air Station do not always indicate material types. Some material types have been assumed and may not necessarily reflect the actual material in place.			

J6.2.2 Natural Gas Distribution System Non-Fixed Equipment and Specialized Tools

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles and tools.

TABLE 2
Spare Parts
Natural Gas System, NAS Atlanta

Qty	Item	Make/Model	Description	Remarks
NONE				

TABLE 3Specialized Vehicles and Tools
Natural Gas System, NAS Atlanta

Description	Quantity	Location	Maker
NONE			

J6.2.3 Natural Gas Distribution System Manuals, Drawings, and Records

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4Manuals, Drawings, and Records
Natural Gas System, NAS Atlanta

Qty	Item	Description	Remarks
	NONE		

J6.3 Specific Service Requirements

The service requirements for the NAS Atlanta natural gas distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the NAS Atlanta natural gas distribution system and are in addition to those found in Section C. If there is a conflict between requirements described below and Section C, the requirements listed below take precedence over those found in Section C.

J6.3.1 THREAT Compliance

The Contractor must comply with all THREAT conditions that may exist prior to arrival or arise while on base. The Contractor is advised that THREAT conditions can vary daily at the base. The Contractor is further advised that THREAT conditions may cause delays in access.

J6.4 Current Service Arrangement

Natural gas is currently supplied to Naval Air Station Atlanta by the Atlanta Gas Light Company (AGLC) under contract N62467-69-C-0060/01. AGLC mains are extended to two metering and regulator stations on the base where the pressure is regulated down to approximately 5 psi for distribution.

Records for natural gas usage were supplied by the base for the period of October 1997 through September 1998. The table below summarizes the gas usage for this period.

Gas Usage Data for Naval Air Station Atlanta

Naval Air Station Atlanta	
October 1997 through September 1998	
Annual Usage	17,633 MCF
Monthly Average Usage	1,459 MCF
Peak Monthly Usage	3,702 MCF (DEC)
Average Daily Usage	48.31 MCF
Average Flow Rate	2013 cubic feet/hr.
Estimated Peak Daily Usage	119.4 MCF

As a result of the decommissioning of the Central Heating Plant, approximately one third of the total square footage of buildings formerly heated by gas will now be heated through the use of individual electric boilers. Furthermore, as noted in Section 1, Future Changes, there are no new missions or planned changes identified that would significantly affect the utility functions at Naval Air Station Atlanta. Thus, demand for gas in the future is expected to be lower than the current level of usage.

J6.5 Secondary Metering

J6.5.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3 and J2.6 below.

TABLE 5
Existing Secondary Meters
Natural Gas System, NAS Atlanta

Utility System	Meter Quantity	Facility ID	Facility Name/Description
Gas	1	N/A	Station Main
Gas	1	B5	VA 205
Gas	1	B8	Security
Gas	2	B38	GSE
Gas	1	B53	Take Two
Gas	1	B64	Child Care
Gas	2	B71	Boiler H
Gas	1	B77	Mech./PW
Gas	1	B78	MWR
Gas	1	B81	Exchange
Gas	1	B142	Bowling Alley
Gas	1	B201	ITT
Gas	2	B300	VR 46

Gas	1	B350	Engine Shop
Gas	1	B351	Sewage Pump Station*
Gas	1	B400	Fitness
Gas	1	B402	MWR
Gas	1	B403	Hobby
Gas	1	B404	RST
Gas	1	B450	Fuels
Gas	1	B50	Housing A
Gas	1	B51	Housing B
Gas	1	B52	Housing C
Gas	1	B52	Housing D
Gas	1	B52	Housing E
Gas	1	B61	Housing F
Gas	1	B61	Housing G
Gas	1	B62	Housing H
Gas	1	B62	Housing I
Gas	1	B62	Housing J

*Read Parshall Flume

J6.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 6**. New secondary meters shall be installed IAW Paragraph C.13, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J2.6 below.

TABLE 6
New Secondary Meters
Natural Gas System, NAS Atlanta

Meter Location	Meter Description
None	

J6.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to:

Name: Budget Assistant (Code 803)
Address: Naval Air Station Atlanta
1000 Halsey Avenue
Marietta, Georgia 30060
Phone number: 770-919-6519

2. **Outage Report.** The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to:

Name: Budget Assistant (Code 803)
Address: Naval Air Station Atlanta
1000 Halsey Avenue
Marietta, Georgia 30060
Phone number: 770-919-6519

3. **Meter Reading Report.** The monthly meter reading report shall show the current and previous month readings for all secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to:

Name: Budget Assistant (Code 803)
Address: Naval Air Station Atlanta
1000 Halsey Avenue
Marietta, Georgia 30060
Phone number: 770-919-6519

4. **System Efficiency Report.** If required by Paragraph C.3, the Contractor shall submit a system efficiency report in a format proposed by the Contractor and accepted by the Contracting Officer. System efficiency reports shall be submitted by the 25th of each month for the previous month. System efficiency reports shall be submitted to:

Name: Budget Assistant (Code 803)
Address: Naval Air Station Atlanta
1000 Halsey Avenue
Marietta, Georgia 30060
Phone number: 770-919-6519

J6.7 Energy Saving Projects

IAW Paragraph C.3, Requirement, the following projects have been implemented by the Government for conservation purposes.

None.

J6.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the NAS Atlanta boundaries.

J6.9 Off-Installation Sites

The Windy Hill site is not included in the NAS Atlanta natural gas distribution system privatization initiative.

J6.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** provides a listing of service connections and disconnections required upon transfer.

TABLE 7
Service Connections and Disconnections
Natural Gas System, NAS Atlanta

Location	Description
NONE	

J6.11 Government Recognized System Deficiencies

Table 8 provides a listing of the system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the NAS Atlanta natural gas distribution system. If the utility system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewal and Replacement Plan process and will be recovered through Schedule L-3. Renewal and Replacement projects will be recovered through Sub-CLIN AB.

TABLE 8
System Deficiencies
Natural Gas System, NAS Atlanta

Project Location	Project Description
NONE	